

# C I T Y   P L A N N I N G   C O M M I S S I O N   M I N U T E S

J U N E   3,   2 0 0 4

The regular meeting of the City Planning Commission convened Thursday, June 3, 2004, at 1:31pm in the City Council Chambers, 333 W. Ocean Boulevard.

**PRESENT: COMMISSIONERS:** Charles Greenberg, Nick Sramek, Charles Winn, Matthew Jenkins

**ABSENT: COMMISSIONERS:** Lynn Moyer, Morton Stuhlbarg

**CHAIRMAN:** Charles Greenberg

**STAFF MEMBERS PRESENT:** Fady Mattar, Acting Director  
Greg Carpenter, Zoning Officer  
Angela Reynolds, Advance Planning  
Harold Simkins, Senior Planner

**OTHERS PRESENT:** Mike Mais, Assistant City Attorney  
Dave Roseman, City Traffic Engineer  
Marcia Gold, Minutes Clerk

## P L E D G E   O F   A L L E G I A N C E

Commissioner Winn led the pledge of allegiance.

## M I N U T E S

The minutes of May 6, 2004 were approved on a motion by Commissioner Sramek, seconded by Commissioner Winn and passed 4-0. Commissioners Moyer and Stuhlbarg were absent.

## S W E A R I N G   O F   W I T N E S S E S

## C O N S E N T   C A L E N D A R

The Consent Calendar was approved as presented by staff on a motion by Commissioner Winn, seconded by Commissioner Jenkins, and passed 4-0. Commissioners Moyer and Stuhlbarg were absent.

### 1A. Case No. 0401-09, Standards Variance, CE 04-06

Applicant: Charles Belak-Berger  
Subject Site: 56 La Linda Drive (Council District 8)

Description: Standards Variance for construction of a two-story single-family residence with an attached two-car garage.

Approved the applicant's request for an extended continuation, not to exceed a six-month period (to be returned to the Commission no later than the December 2, 2004 meeting).

**1B. Case No. 0310-07, CE 03-188**

Applicant: William Kosin  
Subject Site: 1470 Pine Avenue (Council District 1)  
Description: Appeal of the Zoning Administrator's decision to conditionally approve a Standards Variance for fence height and carport setback.

Continued the item to the June 17, 2004 meeting.

**1C. Expansion of Historic District**

Applicant: City of Long Beach  
Fady Mattar, Acting Director, Planning and Building  
Subject Site: Drake Park/Willmore City Historic Dist. (Council District 1)  
Description: Minor boundary expansion of the Drake Park/Willmore City Historic District.

Recommended that the Long Beach City Council adopt an ordinance expanding the boundary of the Drake Park/Willmore City Long Beach Historic Landmark District.

**C O N T I N U E D I T E M S**

**2. Case No. 0208-18, Amendment to the Land Use Element of the General Plan; Amendments to the Alamitos Land Planned Development District (PD-17); Site Plan Review; Vesting Tentative Tract Map; EIR 35-01**

Applicant: Frawn Granados, Le Plastrier Management Company, Inc.  
Subject Site: 2080 Obispo Avenue (Council Dist. 4)  
Description: Amendment to the Land Use Element of the General Plan, Amendment to the Alamitos Land Planned Development District (PD-17), Site Plan Review, and approval of Vesting Tentative Tract Map No. 52702 to allow a 106-unit single family residential development.

Harold Simkins presented the staff report recommending approval of the request, since the proposed project would be appropriate for the location given the development pattern of the surrounding properties and future development of a school on the adjacent property; and because the tract map is consistent with the General Plan, Zoning designations and Subdivision Regulations, and since positive findings could be made in support of the Site Plan Review, given the internal design of the neighborhood, large common open space and variety of housing styles.

Commissioner Winn expressed concern that allowing a left turn onto 20<sup>th</sup> Street could create severe safety issues, when it had been disallowed in an earlier version of the project.

Chairman Greenberg asked if language on the ending time of required remediation could be changed from 'as soon as possible' to immediately.' Angela Reynolds said that the change would be made.

Mr. Greenberg also asked if future oil operations on the land would be bound by the stringent well maintenance conditions in the EIR, and suggested that closing a traffic lane during this maintenance would be unsafe. Mr. Greenberg also asked about the distinction between noise levels in oil pumps that would trigger requirements for a sound barrier and larger setbacks, which he thought were safety-based.

Robert Bailen, LSAS Associations, 20 Executive Park, Suite 200, Irvine, stated that smaller pumps made far less noise than larger ones.

Fady Mattar added that the Fire Department, not the Department of Planning, required larger setbacks based on the size of the well, restrictions on the size of the oil pool, and fire ratings based on the size of the walls and use of sprinklers.

In response to a query from Chairman Greenberg regarding idle wells, Mr. Mattar noted that idle wells did have to be capped, but since the State was slow to enforce this rule due to lack of personnel, the City would keep all mitigation measures in place until a well was safety capped and abandoned.

Dave Roseman, City Traffic Engineer, responded to Commissioner Winn's concern about the left turn onto 20<sup>th</sup> Street by noting that a left-turn pocket would be added there. Mr. Roseman noted

that there had been no left-turn accidents at the location, and that the decision to change the configuration at the intersection had to do with primary site access and the proposed widening of Redondo to add the left-turn pocket.

Jeff Le Plastrier, Le Plastrier Management Company, Inc. 19800 MacArthur Blvd., Irvine, acknowledged that this was the last piece of the Alamitos land grant to be disposed of by the Bixby family, and that his company had realized that residential would be the best use given the anomalies of the site. Mr. Le Plastrier said he thought the project reflected the City's housing needs while being compatible with adjacent uses and addressing the Inglewood fault running across a corner, and existing oil production on site.

Mr. Le Plastrier also asked that small changes be made to the language in conditions addressing the size of the sidewalk and the recording of well operation requirements to run with the land.

In response to a query from Chairman Greenberg, Mr. Le Plastrier stated that the site was a secondary recovery field with only one deep well, and that no further consolidation was possible, since many of the wells had already been abandoned.

Commissioner Winn said he thought this was a great project, and he was delighted to have more quality housing and another school.

Commissioner Winn then moved to certify Environmental Impact Report 35-01, to adopt the amended overriding considerations; and to recommend that the City Council approve amendments to the Land Use Element and Alamitos Land Planned Development Plan (PD-17), and to approve the Tentative Tract Map No. 52702 and Site Plan Review, subject to revised conditions of approval.

Commissioner Sramek echoed Mr. Winn's sentiments, and seconded the motion.

Commissioner Jenkins agreed this was a great addition to new developments in the area.

Chairman Greenberg expressed appreciation for the planning that had gone into this project, which he felt was one of the few housing opportunities left in the City.

The question was called, and the motion passed 4-0.  
Commissioners Moyer and Stuhlbarg were absent.

### **3. Historic District Designation**

Applicant: Catherine Morley, Board of Directors,  
Bluff Heights Neighborhood Association  
Subject Site: The area generally bounded by Redondo  
Avenue, Broadway, 4<sup>th</sup> Street and Junipero  
Avenue (Council Dists. 2 & 3)  
Description: Historic Landmark District Designation -  
Bluff Heights Neighborhood Association.

Harold Simkins presented the staff report recommending approval of the request since the area possessed the required criteria for historical designation, including significant character, and the possibility to preserve distinctive architectural styles, and because the proposal seemed to enjoy a high level of support.

Catherine Morley, Board Member, Bluff Heights Neighborhood Association, applicant, outlined the history of the historical designation process, and their outreach efforts to the neighborhood, which included three years of hand-delivered quarterly newsletters and many Board meetings and community events to explain the idea.

Daphne Dodge, 2820 E. Colorado Street, area resident, said that she and many of her neighbors never received any notice about the process, and that she did not understand all the ramifications of living in such a district, including what kind of changes they could or couldn't do to their own home.

Gary Silva, 5312 E. Hanberry Street, property owner in the area, echoed Ms. Dodge's concerns about lack of notice, and said he was concerned about government control over the alteration of homes. Mr. Silva remarked that if more information on the impacts and costs of this designation was given to residents, most would be in favor of this.

Catherine Gregory, 56 Sicilian Walk, area property owner, said she hadn't received any information before the City notice went out, and that she didn't understand what kind of limitations would be put on homeowners.

Beverly Bickel, 265 Orizaba, area neighbor, said she had voted against the historical designation due to her concern about

having another layer of government regulation. Ms. Bickel noted that according to the map, many buildings were not unique, and that the mixed nature of the area's homes would water down the concept of an historical designation.

Suzanne Ridley, 3102 Vista Street, spoke in favor of the designation, agreeing that the area was a charming mix of different styles, but that this would maintain discipline among all residents to keep their homes consistent.

Xenia Izzo, 616 W. 4<sup>th</sup> Street, spoke in favor of the designation, and said she understood the fear of government intrusion, but that this designation would help keep the charm of the area intact.

Christine Votava, 2846 Vista Street, also spoke in support of the historical designation, noting that it would protect the quality of life and architectural styles, while inspiring creativity in remodeling.

Janice Thim-Pederson, 340 Gladys, also spoke in support of the designation, saying it would prevent incompatible buildings and add to the charm of the area.

Demetra Monios, 322 Coronado Avenue, agreed with Ms. Thim-Pederson, and said she had received the Board newsletters.

Carl Danson, 260 Lindero Avenue, area property owner, said he was ambivalent about the designation, but that he did support remodeling in an historical context. Mr. Danson said he would support the idea if the review process was sensitive to community needs and clearly explained.

Pastor Latife Marcos, Christian Church pastor, Orizaba and 3<sup>rd</sup> Street, spoke against the designation, citing fears of high repair costs and restrictions on use of paint colors. Pastor Marcos said his congregation was against the idea.

Eman Tawfik, 3000 E. 3<sup>rd</sup> Street, also spoke against the historical designation, saying she felt it would be unfair to property owners, who she thought took good enough care of their homes to maintain the quality of the neighborhood.

Carl Herringer, 239 Orizaba, voiced support for the designation, which he felt would protect everyone.

Maria McDonald, Daisy Avenue property owner, said she was surrounded by rundown homes and buildings with no historical significance, which she felt should be demolished.

Catherine Morley, applicant, said that in addition to the hand-delivered newsletters, they had mailed three notices to homeowners, inviting them to meet for a detailed discussion of the issue to alleviate their concerns.

Commissioner Winn said that he understood the confusion, but that an historical designation would actually increase property values and preserve the quality of life while preventing eyesores from being constructed.

Commissioner Winn moved to recommend that the City Council adopt an ordinance designating the Bluff Heights Historic District.

Commissioner Sramek added that the designation would enhance, not restrict building and remodeling in the area.

Commissioner Sramek then seconded the motion.

Commissioner Jenkins encouraged the speakers to learn as much as they could about the process, and reassured them that there was not as much scrutiny as they feared.

Chairman Greenberg noted that most of the speakers were more concerned about the lack of information and notification than about government restrictions on their properties. Mr. Greenberg added that he was troubled that so many people did not have adequate opportunity to understand the issue, but that it seemed that the majority of residents who understood the issue supported it, and he was not willing to stall the Association's hard won efforts. Mr. Greenberg said that the noticing process needed to be examined further.

The question was called and the motion passed 4-0.  
Commissioners Moyer and Stuhlbarg were absent.

#### **M A T T E R S   F R O M   T H E   A U D I E N C E**

There were no matters from the audience.

**M A T T E R S   F R O M   T H E   D E P A R T M E N T   O F  
P L A N N I N G   A N D   B U I L D I N G**

Mr. Carpenter stated that 12 candidates for Historic Preservation Officer were being interviewed.

It was also announced that Harold Simkins and his wife Mary Ann were retiring after many years of devoted service.

**M A T T E R S   F R O M   T H E   P L A N N I N G  
C O M M I S S I O N**

The Commissioners all lauded Mr. Simkins for his years of service, adding that he was a rock of dependability and knowledge, and that he would be sorely missed.

**A D J O U R N**

The meeting adjourned at 3:25pm.

Respectfully submitted,

Marcia Gold  
Minutes Clerk